

## ANCILLARY FOOD USE/RETAIL SPACE FOR LEASE

# 1265

## WESTWOOD BLVD. LOS ANGELES, CA

Partnership. Performance.



### LOCATION:

1265 Westwood Blvd., Los Angeles:  
One block south of Wilshire Blvd.

### SIZE:

±1,340 SF

### ASKING RATE:

\$3.65/SF NNN (\$0.66)

### DESCRIPTION:

Front Room: Sales/pick-up area, sink assembly

Middle Room: Prep area, walk-in refrigerator,  
multi-sink assembly, hand-wash sink, office,  
restroom

Back Room: Service area, water heater, multi-sink  
assembly, IT Room

### PARKING:

One space in the rear at \$150/month:  
ample street parking

## FEATURES

- Hard-to-find ancillary food use space
- Former "Edible Arrangements" space
- Ideal for all take-out uses, such as coffee, juices, boba, ice cream, sandwiches, etc.
- Great exposure to Westwood Blvd.
- Potential for prominent signage
- Surrounded by over 8.5 million SF of office space
- Excellent demographics and traffic count
- In the middle of all the affluent Westside communities
- Walk score of 94 "Walker's Paradise"
- Easy access to the San Diego (405) Freeway

**Joseph Gabbaian**

Executive Vice President

310.806.6134

[jgabbaian@naicapital.com](mailto:jgabbaian@naicapital.com)

Cal DRE License #01016301

**ANCILLARY FOOD USE/RETAIL  
FOR LEASE**

**WESTWOOD BLVD.  
LOS ANGELES, CA**



**Joseph Gabbaian**  
Executive Vice President  
310.806.6134  
[jgabbaian@naicapital.com](mailto:jgabbaian@naicapital.com)  
Cal DRE License #01016301

**ANCILLARY FOOD USE/RETAIL  
FOR LEASE**

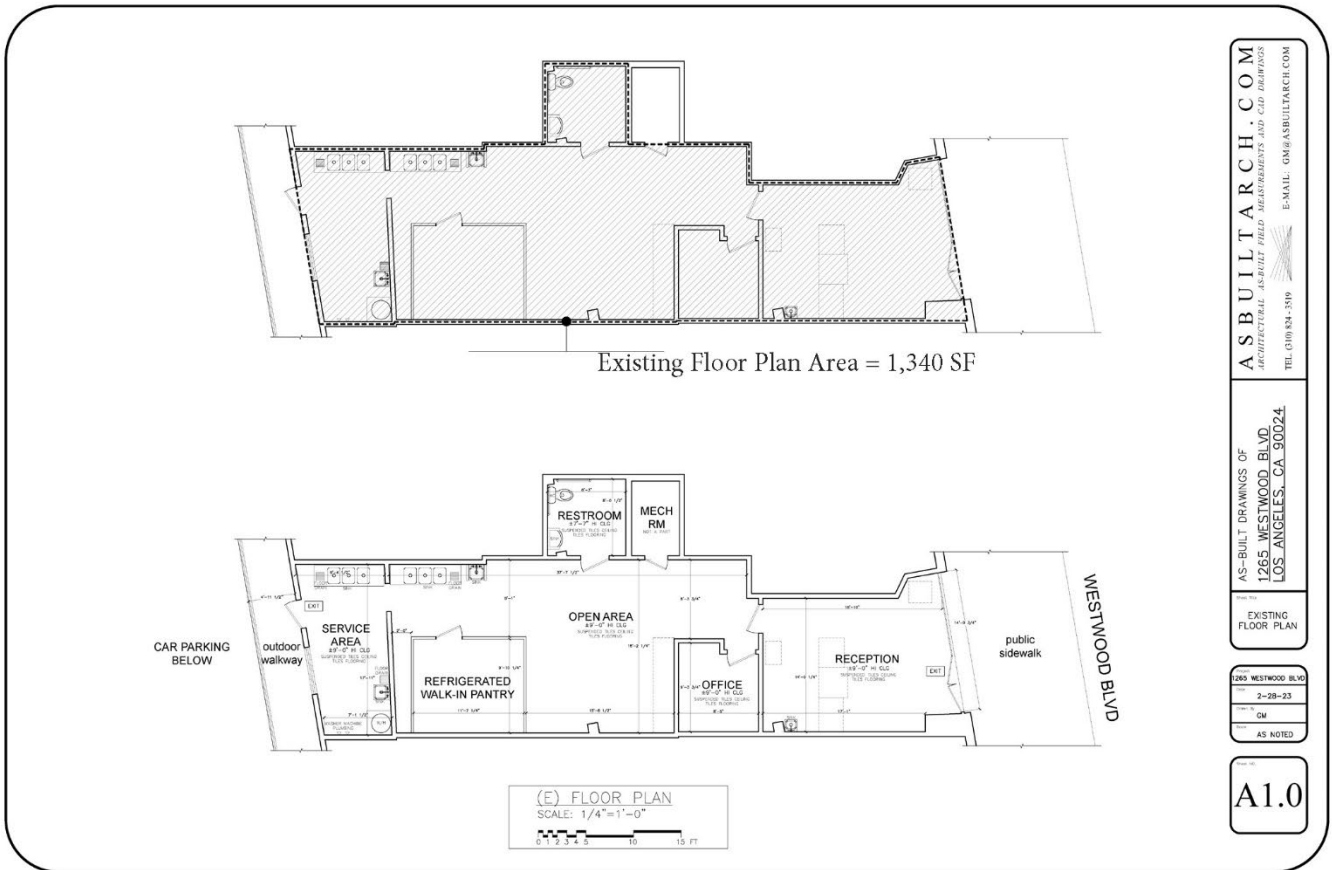
**WESTWOOD BLVD.  
LOS ANGELES, CA**



**Joseph Gabbaian**  
Executive Vice President  
310.806.6134  
[jgabbaian@naicapital.com](mailto:jgabbaian@naicapital.com)  
Cal DRE License #01016301

**ANCILLARY FOOD USE/RETAIL  
FOR LEASE**

**WESTWOOD BLVD.  
LOS ANGELES, CA**



**ASBUILTARCH.COM**  
ARCHITECTURAL, AS-BUILT, FIELD, MEASUREMENTS AND CAD DRAWINGS  
TEL: (310) 824-3219 E-MAIL: OMB@ASBUILTARCH.COM

AS-BUILT DRAWINGS OF  
1265 WESTWOOD BLVD.  
LOS ANGELES, CA 90024  
EXISTING FLOOR PLAN

1265 WESTWOOD BLVD  
2-28-23  
CM  
AS NOTED

**A1.0**

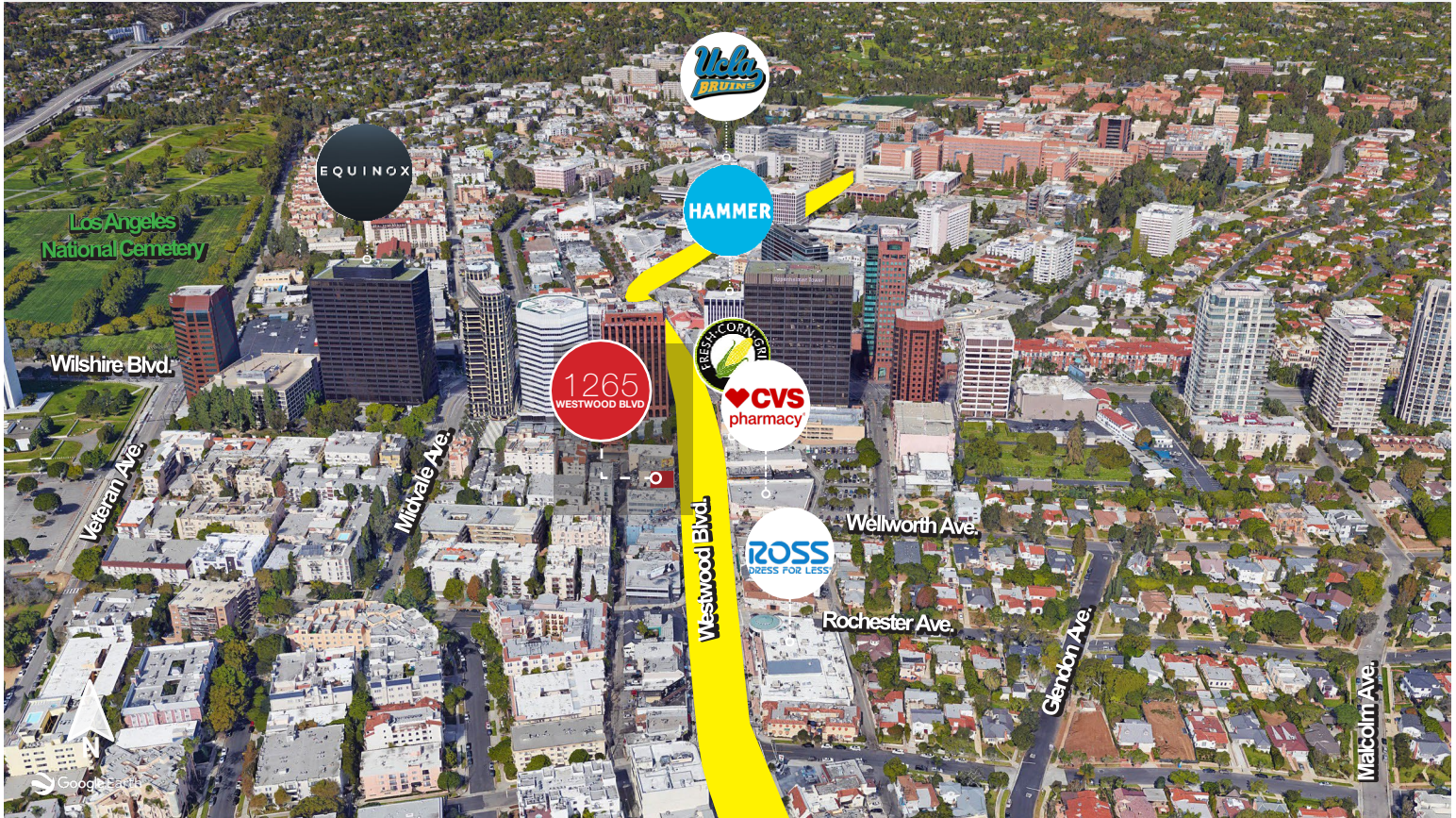
**Joseph Gabbaian**  
Executive Vice President  
310.806.6134  
jgabbaian@naicapital.com  
Cal DRE License #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #01990696

## ANCILLARY FOOD USE/RETAIL FOR LEASE

## WESTWOOD BLVD. LOS ANGELES, CA

Partnership. Performance.



### LOCAL AMMENITES

INDEX	DESCRIPTION
1	CVS Pharmacy
2	Ross Dress For Less
3	Fresh Corn Grill
4	Hammer Museum
5	UCLA

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2018 Estimated Population	235,722	606,361	2,256,300
2023 Estimated Population	237,065	609,652	2,271,940
2018 Estimated Median Household Income	\$103,881	\$100,306	\$77,447

### TRAFFIC COUNT

28k  
Traffic Count for Westwood Blvd.

**Joseph Gabbaian**  
Executive Vice President  
310.806.6134  
[jgabbaian@naicapital.com](mailto:jgabbaian@naicapital.com)  
Cal DRE License #01016301